



Hills Residential

* CHAIN FREE * A PERFECT FIRST HOME * PRESENTED TO A HIGH STANDARD THROUGHOUT * This FANTASTIC PROPERTY features 3 DOUBLE BEDROOMS and a MODERN 4 PIECE BATHROOM with FREE STANDING BATH to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of an entrance hallway, 2 RECEPTION ROOMS, and a fitted MODERN KITCHEN. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from a LARGE SUNDRENCHED PRIVATE GARDEN to the rear. Ideally located in a POPULAR RESIDENTIAL AREA close to many local amenities including shops, parks, schools, and excellent fantastic links, COULD THIS BE THE PERFECT PROPERTY FOR YOU? CALL US NOW TO BOOK A VIEWING!

Barton Lane
Manchester, M30 0FG

Offers Over £180,000

0161 7074900
sales@hillsresidential.co.uk

Entrance Hallway

uPVC door to the front, ceiling light point and wooden floors.

Lounge 15' 0" x 12' 8" (4.57m x 3.86m)

Double glazed bay window to the front, ceiling light point, wall-mounted radiator and stripped wood flooring.

Dining Room

Double glazed window to the rear, ceiling light point, wall-mounted radiator and stripped wood flooring.

Kitchen 10' 5" x 10' 0" (3.17m x 3.05m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated ceramic sink and drainer unit. Integrated four ring gas hob, oven and extractor and dishwasher. Wall-mounted radiator, three double glazed windows and uPVC door to the side.

Cellar 15' 0" x 12' 8" (4.57m x 3.86m)

Ceiling light point and boiler and space for a washing machine.

First Floor Landing

Ceiling light point, loft access and carpeted floors.

Bedroom One 11' 3" x 12' 0" (3.43m x 3.65m)

Double glazed window to the front, ceiling light point, wall-mounted radiator, fitted wardrobes and stripped wood flooring.

Bedroom Two 11' 3" x 11' 3" (3.43m x 3.43m)

Double glazed window to the rear, ceiling light point and wall-mounted radiator and carpeted floors.

Bedroom Three 5' 7" x 12' 0" (1.70m x 3.65m)

Double glazed window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

Bathroom 9' 11" x 10' 7" (3.02m x 3.22m)

Fitted four piece suite comprising of low level WC, pedestal hand wash basin, inset free standing bath and walk-in shower cubicle. Double glazed windows to the rear and side and tiled flooring.

Externally

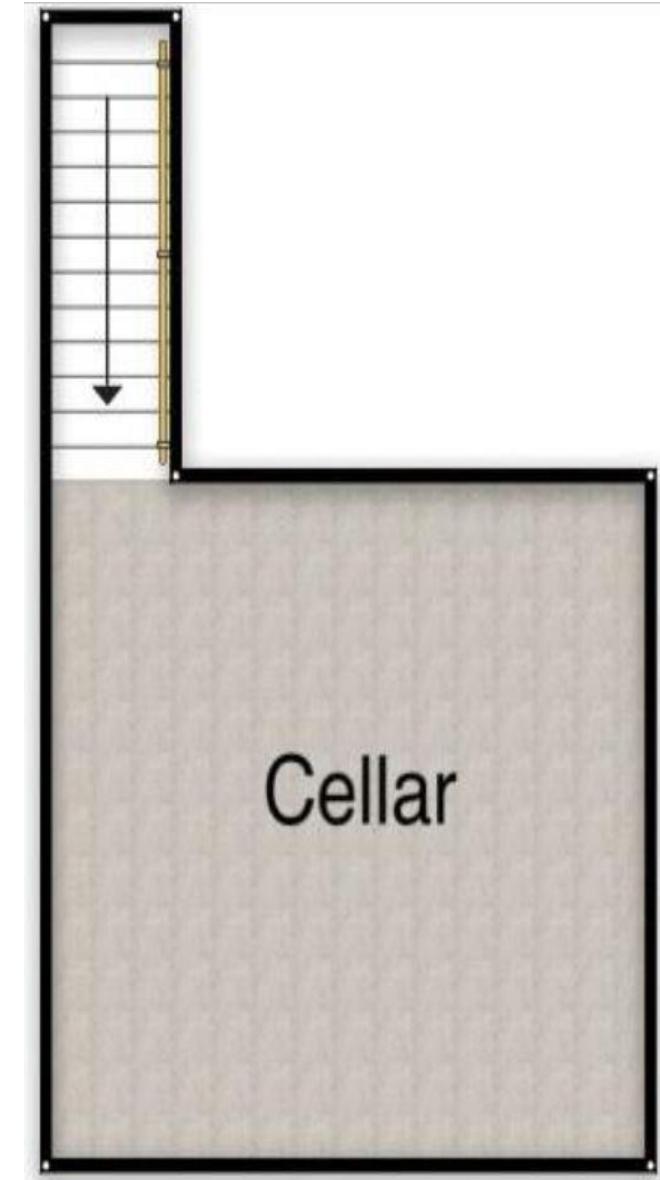
To the rear a 90ft garden laid to lawn with a separate flagged patio area that benefits from the sun most of the day. The garden is enclosed with wood panel fencing and backs onto park. To the front a flagged yard with gated access and a low lying brick built wall



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.





Energy Performance Certificate



HM Government

Barton Lane, Eccles, MANCHESTER, M30 0FG

Dwelling type: Mid-terrace house
Date of assessment: 26 August 2015
Date of certificate: 28 August 2015
Total floor area: 111 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

Over 3 years you could save

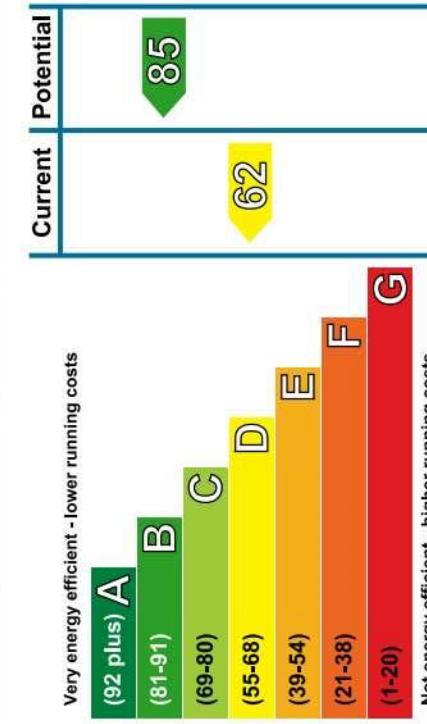
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 243 over 3 years	
Heating	£ 2,631 over 3 years	£ 1,500 over 3 years	
Hot Water	£ 414 over 3 years	£ 234 over 3 years	
Totals	£ 3,288	£ 1,977	

**You could
save £ 1,311
over 3 years**

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 663	↙
2 Floor insulation (suspended floor)	£800 - £1,200	£ 93	↘
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 285	↘

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.